

May 20, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PS0322

Jim Andelin
(Metro Richmond Zoo)

Matoaca Magisterial District
8300 and 8310 Beaver Bridge Road

REQUEST: Planning Commission approval of a Security Plan for the Zoo, as required by Condition 5 of Zoning Case 93SN0196.

RECOMMENDATION

Staff recommends approval of the Security Plan for the following reason:

The plan addresses the conditions of zoning and the concern of neighbors as expressed during the approval of the Conditional Use Planned Development.

GENERAL INFORMATION

Associated Public Hearing Case:

93SN0196-Jim Andelin

Developer:

Metro Richmond Zoo, Inc.

Location:

Fronting approximately 256 feet on the west line of Beaver Bridge Road. Tax IDs 695-663-8953 and 3026 (Sheet 22).

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Existing Zoning and Land Use:

A with Conditional Use Planned Development; Public zoo

Size:

49.4 acres

Adjacent Zoning and Land Use:

North - A; School, Telecommunications tower or vacant
South - A; Single family residential or vacant
East - A; Single family residential or vacant
West - A; Single family residential or vacant

BACKGROUND

Case 93SN0196 was approved to permit a public zoo and subject to the following condition:

5. Prior to the issuance of a building permit, the owner/developer shall submit a security plan to the Planning Commission for approval.

At the time this case was approved, there was public opposition concerning security in the event of an animal escaping the Zoo property. A building permit was not required when the Zoo initially opened, therefore, staff administratively approved a Security Plan similar to the one (1) attached.

The applicant has submitted the attached letter which outlines the security provisions for the Zoo property, including the following: An eight (8) foot fence around the perimeter of the Zoo areas, moats, and additional fences around specific animals where necessary, daily inspections to ensure the animals are properly secured and random inspections by the U.S.D.A. to ensure federal regulations are complied with.

The attached map shows the approximate location of the perimeter fencing, as well as the location of the pending Zoning Case for expansion of the Zoo property.

The applicant also resides on the property, providing twenty-four (24) hour security should an emergency occur.

CONCLUSIONS

The Security Plan submitted by the applicant addresses concerns intended to be addressed by the condition of zoning. Planning staff recommends approval of this request as submitted.


In accordance with Condition 5 of Zoning Case 93SN0196, I hereby submit for the Planning Commission's approval the following security plan:

An eight (8) foot tall chain link fence surrounds the boundary of the existing zoo area. Inside the fenced zoo area, additional fencing or moats enclose areas housing animals that are deemed dangerous by the U.S.D.A.. The facility shall be inspected on a daily basis by the owner or persons(s) designated by the owner to insure that animals are properly and adequately secured. The owner shall provide to the Planning Department and Animal Control Department their name, address and phone number and the name(s), address(es) and phone number(s) of the person(s) designated to perform the inspection.

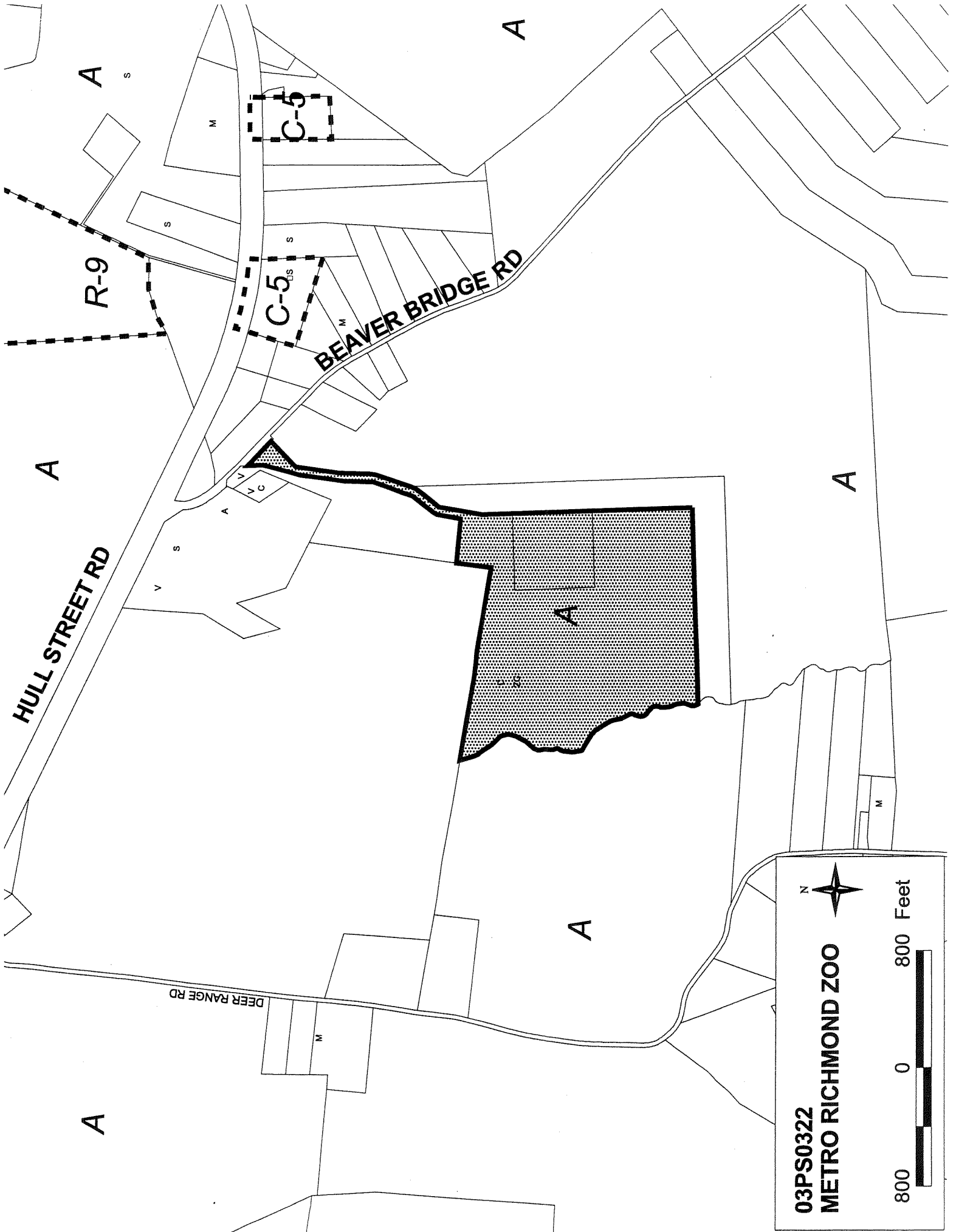
If any carnivorous animals, great apes, elephants, rhinoceros, hippopotamuses, venomous reptiles, or any other animal deemed dangerous by the U.S.D.A. are to be housed, all U.S.D.A. standards shall be complied with. The owner shall maintain a U.S.D.A. license which requires a U.S.D.A. inspector to randomly and routinely inspect the zoo. Part of the inspection is to determine that each animal enclosure is structurally sound and adequate to secure the animals housed there in.

This security plan may be amended by the Planning Commission upon submission of a revised plan by the owner or a determination by the Planning Commission that this security plan has failed to provide adequate security of the animals.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jim Andelin', written over a horizontal line.

Jim Andelin
Zoo Director



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METRO RICHMOND ZOO



